HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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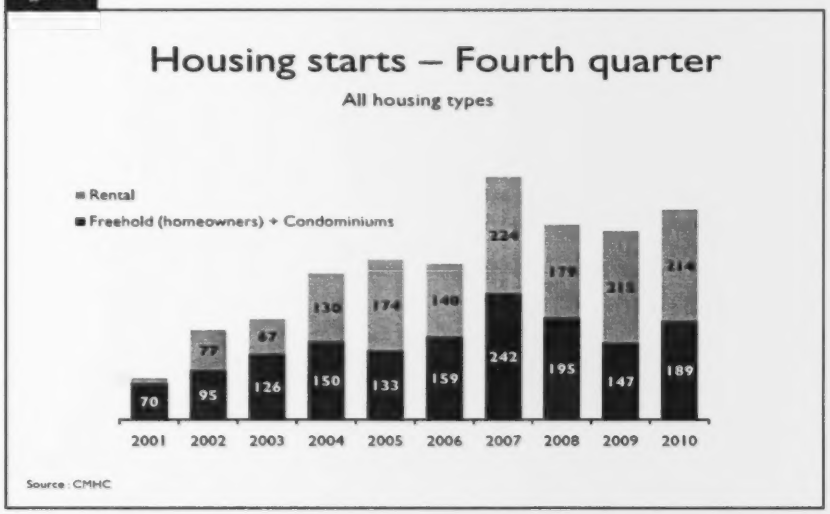
Trois-Rivières housing starts in the fourth quarter of 2010

Residential construction was vigorous in the Trois-Rivières census metropolitan area (CMA) during the last three months of 2010. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts climbed by 11 per cent in the last quarter of 2010, compared to the corresponding period in 2009. In all, construction got under way on 403 dwellings from October to December 2010, versus 362 a year earlier.

Almost all market segments recorded an increase: freehold homes* (+22 per cent) and condominiums. The rental

Figure 1



* *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

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segment remained stable year-over-year, but the volume of starts was nevertheless significant. From October to December 2010, 214 rental units were started in the CMA.

The annual results reflected the exceptional performance that characterized the new home market in the Trois-Rivières CMA throughout 2010, and the results from the last quarter brought total housing starts to 1,691 units, versus 1,027 units in 2009. This constituted a significant 65-per-cent increase. The year 2010 particularly stood out as it followed several years of already intense residential construction activity in Trois-Rivières. Starts volumes for 2010 were the highest recorded in the CMA over the last 20 years.

As was the case in previous years, the activity in the rental segment boosted housing starts in 2010, with a total of 1,098 rental units recorded, and more precisely, new rental housing units for seniors. In fact, over 500 of these units were started this year. Freehold homes, for their part, increased by 18 per cent and condominiums by 103 per cent. Several factors contributed to the vigorous residential construction in the Trois-Rivières area over the past year, including a tight rental market and still affordable financing conditions.

Elsewhere in the Mauricie area, starts rose in the agglomeration of Shawinigan (+18 per cent). In all, foundations were laid for 194 homes from January to December 2010, compared to 165 in 2009. In La Tuque, a decrease was noted, as construction got under way on 10 houses or 4 less than in 2009.

In all urban centres with 10,000 or more inhabitants across Quebec, 43,556 housing starts were enumerated in 2010, for an increase of 18 per cent from 2009. Among the CMAs in Quebec, five ended 2010 with year-over-year gains, namely, Trois-Rivières (+65 per cent), Saguenay (+39 per cent), Québec (+21 per cent), Montréal (+14 per cent) and Sherbrooke (+5 per cent). Only the Gatineau area showed a decrease in housing activity (-14 per cent).

Sales slow down in 2010

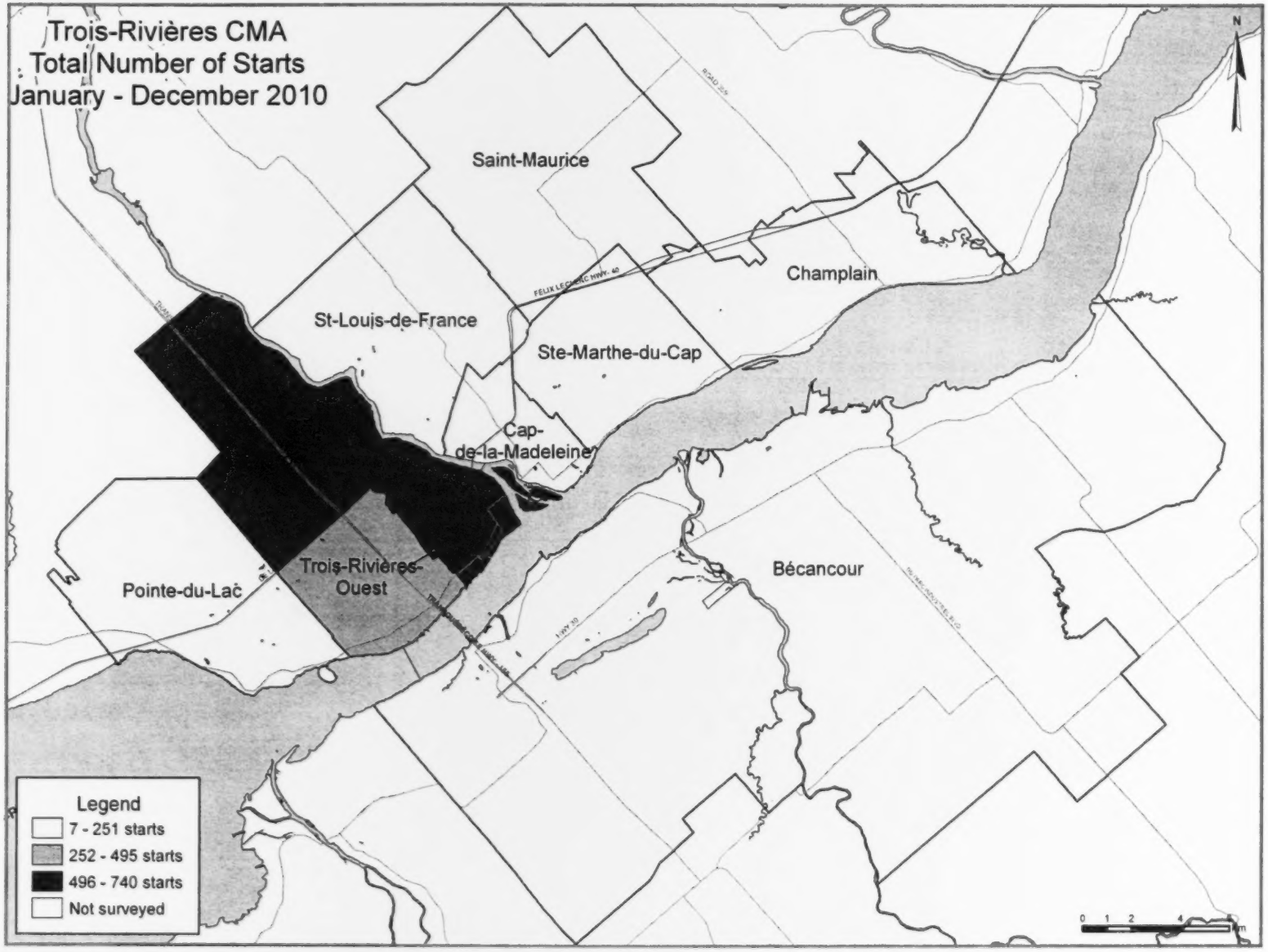
The resale market lost some of its strength in 2010 in the Trois-Rivières census metropolitan area (CMA). In fact, according to data from the Quebec Federation of Real Estate Boards (QFREB), sales** of residential properties fell by 10 per cent over the past year. In all, 934 homes were sold from January to December 2010, versus 1,035 one year earlier. Still, despite a sluggish job market, several factors, including continued favourable financing conditions, strong migration and a greater choice of properties for sale, kept the market relatively active. In the last quarter of 2010, sales also decreased by 11 per cent, as 194 properties changed hands, or 23 fewer than during the last quarter of 2009.

On the supply side, the number of properties for sale on the market continued to rise. In fact, at the end of the fourth quarter of 2010, 517 homes had "For Sale" signs, compared to 455 for the corresponding period in 2009. This increase in supply, combined with the decrease in sales, allowed the market to ease in 2010. From 5.3 to 1 at the end of 2009, the seller-to-buyer ratio climbed to 6.6 to 1 at the end of 2010. Even though conditions eased, this ratio remained below the balanced range*** , reflecting a market where sellers still had the edge.

Consequently, the price increases were strong. In the last quarter of 2010, the average price of residential properties in the Trois-Rivières CMA rose by 12 per cent over the corresponding period in 2009, reaching $ 155,916.

** *Total residential sales.*

*** *The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.*


Trois-Rivières CMA
Total Number of Starts
January - December 2010
Saint-Maurice
Champlain
St-Louis-de-France
Ste-Marthe-du-Cap
Cap-
de-la-Madeleine
Trois-Rivières-
Ouest
Pointe-du-Lac
Bécancour
N
Legend
7 - 251 starts
252 - 495 starts
496 - 740 starts
Not surveyed
0 1 2 4 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2010	83	86	0	0	0	20	0	214	403
Q4 2009	109	28	2	0	0	8	0	215	362
% Change	-23.9	**	-100.0	n/a	n/a	150.0	n/a	-0.5	11.3
Year-to-date 2010	345	214	6	0	0	28	0	1,098	1,691
Year-to-date 2009	375	92	10	0	0	8	0	530	1,027
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
UNDER CONSTRUCTION									
Q4 2010	34	58	2	0	0	4	0	664	762
Q4 2009	35	18	8	0	0	16	0	208	297
% Change	-2.9	**	-75.0	n/a	n/a	-75.0	n/a	**	156.6
COMPLETIONS									
Q4 2010	90	40	0	0	0	28	0	63	221
Q4 2009	117	28	0	0	0	16	0	131	292
% Change	-23.1	42.9	n/a	n/a	n/a	75.0	n/a	-51.9	-24.3
Year-to-date 2010	346	174	12	0	0	104	0	568	1,216
Year-to-date 2009	371	104	12	0	0	52	0	562	1,101
% Change	-6.7	67.3	0.0	n/a	n/a	100.0	n/a	1.1	10.4
COMPLETED & NOT ABSORBED									
Q4 2010	18	32	0	0	0	27	0	53	130
Q4 2009	21	21	0	0	0	30	0	86	158
% Change	-14.3	52.4	n/a	n/a	n/a	-10.0	n/a	-38.4	-17.7
ABSORBED									
Q4 2010	83	33	0	0	0	25	0	51	192
Q4 2009	109	21	0	0	0	12	0	123	265
% Change	-23.9	57.1	n/a	n/a	n/a	108.3	n/a	-58.5	-27.5
Year-to-date 2010	350	163	12	0	0	96	0	606	1,227
Year-to-date 2009	375	99	12	0	4	54	6	606	1,156
% Change	-6.7	64.6	0.0	n/a	-100.0	77.8	-100.0	0.0	6.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2010	36	70	0	0	0	4	0	133	243
Q4 2009	69	18	2	0	0	8	0	117	214
Remainder of the CMA									
Q4 2010	47	16	0	0	0	16	0	81	160
Q4 2009	40	10	0	0	0	0	0	98	148
Trois-Rivières CMA									
Q4 2010	83	86	0	0	0	20	0	214	403
Q4 2009	109	28	2	0	0	8	0	215	362
UNDER CONSTRUCTION									
Centre									
Q4 2010	10	44	2	0	0	4	0	551	611
Q4 2009	26	12	6	0	0	8	0	132	196
Remainder of the CMA									
Q4 2010	24	14	0	0	0	0	0	113	151
Q4 2009	9	6	2	0	0	8	0	76	101
Trois-Rivières CMA									
Q4 2010	34	58	2	0	0	4	0	664	762
Q4 2009	35	18	8	0	0	16	0	208	297
COMPLETIONS									
Centre									
Q4 2010	45	32	0	0	0	0	0	51	128
Q4 2009	70	20	0	0	0	4	0	77	171
Remainder of the CMA									
Q4 2010	45	8	0	0	0	28	0	12	93
Q4 2009	47	8	0	0	0	12	0	54	121
Trois-Rivières CMA									
Q4 2010	90	40	0	0	0	28	0	63	221
Q4 2009	117	28	0	0	0	16	0	131	292

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q4 2010	9	20	0	0	0	9	0	41	79
Q4 2009	16	17	0	0	0	20	0	58	111
Remainder of the CMA									
Q4 2010	9	12	0	0	0	18	0	12	51
Q4 2009	5	4	0	0	0	10	0	28	47
Trois-Rivières CMA									
Q4 2010	18	32	0	0	0	27	0	53	130
Q4 2009	21	21	0	0	0	30	0	86	158
ABSORBED									
Centre									
Q4 2010	44	25	0	0	0	4	0	39	112
Q4 2009	59	15	0	0	0	9	0	66	149
Remainder of the CMA									
Q4 2010	39	8	0	0	0	21	0	12	80
Q4 2009	50	6	0	0	0	3	0	57	116
Trois-Rivières CMA									
Q4 2010	83	33	0	0	0	25	0	51	192
Q4 2009	109	21	0	0	0	12	0	123	265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Trois-Rivières CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Centre	36	69	70	18	0	0	137	127	243	214	13.6
Trois-Rivières	16	20	58	18	0	0	16	52	90	90	0.0
Trois-Rivières-Ouest	13	14	12	0	0	0	44	22	69	36	91.7
Cap-de-la-Madeleine	7	35	0	0	0	0	77	53	84	88	-4.5
Remainder of the CMA	47	40	16	10	0	0	97	98	160	148	8.1
Bécancour	23	15	8	4	0	0	62	38	93	57	63.2
Champlain	0	3	2	4	0	0	0	4	2	11	-81.8
Pointe-du-Lac	5	9	0	0	0	0	7	0	12	9	33.3
St-Louis-de-France	7	1	4	0	0	0	24	0	35	1	**
Sainte-Marthe-du-Cap	6	5	2	2	0	0	4	56	12	63	-81.0
Saint-Maurice	6	7	0	0	0	0	0	0	6	7	-14.3
Trois-Rivières CMA	83	109	86	28	0	0	234	225	403	362	11.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Centre	161	193	162	68	0	0	887	386	1,210	647	87.0
Trois-Rivières	67	81	112	54	0	0	561	227	740	362	104.4
Trois-Rivières-Ouest	50	30	48	8	0	0	167	58	265	96	176.0
Cap-de-la-Madeleine	44	82	2	6	0	0	159	101	205	189	8.5
Remainder of the CMA	184	182	52	24	0	0	245	174	481	380	26.6
Bécancour	80	72	12	10	0	0	117	84	209	166	25.9
Champlain	5	8	2	4	0	0	0	4	7	16	-56.3
Pointe-du-Lac	29	38	12	8	0	0	37	10	78	56	39.3
St-Louis-de-France	25	18	16	0	0	0	47	16	88	34	158.8
Sainte-Marthe-du-Cap	17	17	10	2	0	0	42	60	69	79	-12.7
Saint-Maurice	28	29	0	0	0	0	2	0	30	29	3.4
Trois-Rivières CMA	345	375	214	92	0	0	1,132	560	1,691	1,027	64.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Centre	0	0	0	0	4	10	133	117
Trois-Rivières	0	0	0	0	0	8	16	44
Trois-Rivières-Ouest	0	0	0	0	4	0	40	22
Cap-de-la-Madeleine	0	0	0	0	0	2	77	51
Remainder of the CMA	0	0	0	0	16	0	81	98
Bécancour	0	0	0	0	0	0	62	38
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	0	0	7	0
St-Louis-de-France	0	0	0	0	16	0	8	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	4	56
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	20	10	214	215

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	0	0	0	0	14	14	873	360
Trois-Rivières	0	0	0	0	4	8	557	207
Trois-Rivières-Ouest	0	0	0	0	8	2	159	56
Cap-de-la-Madeleine	0	0	0	0	2	4	157	97
Remainder of the CMA	0	0	0	0	20	4	225	170
Bécancour	0	0	0	0	0	0	117	84
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	2	4	35	6
St-Louis-de-France	0	0	0	0	16	0	31	16
Sainte-Marthe-du-Cap	0	0	0	0	0	0	42	60
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	0	0	0	34	18	1,098	530

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Centre	106	89	4	8	133	117	243	214
Trois-Rivières	74	38	0	8	16	44	90	90
Trois-Rivières-Ouest	25	14	4	0	40	22	69	36
Cap-de-la-Madeleine	7	37	0	0	77	51	84	88
Remainder of the CMA	63	50	16	0	81	98	160	148
Bécancour	31	19	0	0	62	38	93	57
Champlain	2	7	0	0	0	4	2	11
Pointe-du-Lac	5	9	0	0	7	0	12	9
St-Louis-de-France	11	1	16	0	8	0	35	1
Sainte-Marthe-du-Cap	8	7	0	0	4	56	12	63
Saint-Maurice	6	7	0	0	0	0	6	7
Trois-Rivières CMA	169	139	20	8	214	215	403	362

Table 2.5: Starts by Submarket and by Intended Market
January - December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	325	267	12	8	873	360	1,210	647
Trois-Rivières	179	135	4	8	557	207	740	362
Trois-Rivières-Ouest	98	40	8	0	159	56	265	96
Cap-de-la-Madeleine	48	92	0	0	157	97	205	189
Remainder of the CMA	240	210	16	0	225	170	481	380
Bécancour	92	82	0	0	117	84	209	166
Champlain	7	12	0	0	0	4	7	16
Pointe-du-Lac	43	50	0	0	35	6	78	56
St-Louis-de-France	41	18	16	0	31	16	88	34
Sainte-Marthe-du-Cap	27	19	0	0	42	60	69	79
Saint-Maurice	30	29	0	0	0	0	30	29
Trois-Rivières CMA	565	477	28	8	1,098	530	1,691	1,027

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Centre	45	70	32	20	0	0	51	81	128	171	-25.1
Trois-Rivières	15	30	26	18	0	0	4	43	45	91	-50.5
Trois-Rivières-Ouest	21	12	6	2	0	0	32	0	59	14	**
Cap-de-la-Madeleine	9	28	0	0	0	0	15	38	24	66	-63.6
Remainder of the CMA	45	47	8	8	0	0	40	66	93	121	-23.1
Bécancour	19	22	0	0	0	0	16	20	35	42	-16.7
Champlain	0	2	0	2	0	0	0	0	0	4	-100.0
Pointe-du-Lac	8	11	2	4	0	0	0	0	10	15	-33.3
St-Louis-de-France	7	2	4	0	0	0	20	0	31	2	**
Sainte-Marthe-du-Cap	5	3	2	2	0	0	4	46	11	51	-78.4
Saint-Maurice	6	7	0	0	0	0	0	0	6	7	-14.3
Trois-Rivières CMA	90	117	40	28	0	0	91	147	221	292	-24.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Centre	177	182	130	84	0	0	478	421	785	687	14.3
Trois-Rivières	69	80	90	66	0	0	190	204	349	350	-0.3
Trois-Rivières-Ouest	53	32	38	8	0	0	175	130	266	170	56.5
Cap-de-la-Madeleine	55	70	2	10	0	0	113	87	170	167	1.8
Remainder of the CMA	169	189	44	20	0	0	218	205	431	414	4.1
Bécancour	63	79	8	8	0	0	89	106	160	193	-17.1
Champlain	6	7	2	2	0	0	4	4	12	13	-7.7
Pointe-du-Lac	31	39	12	8	0	0	22	20	65	67	-3.0
St-Louis-de-France	23	19	14	0	0	0	49	29	86	48	79.2
Sainte-Marthe-du-Cap	18	16	8	2	0	0	52	46	78	64	21.9
Saint-Maurice	28	29	0	0	0	0	2	0	30	29	3.4
Trois-Rivières CMA	346	371	174	104	0	0	696	626	1,216	1,101	10.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Centre	0	0	0	0	0	4	51	77
Trois-Rivières	0	0	0	0	0	4	4	39
Trois-Rivières-Ouest	0	0	0	0	0	0	32	0
Cap-de-la-Madeleine	0	0	0	0	0	0	15	38
Remainder of the CMA	0	0	0	0	28	12	12	54
Bécancour	0	0	0	0	12	12	4	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	16	0	4	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	4	46
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	28	16	63	131

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	0	0	0	0	40	10	426	411
Trois-Rivières	0	0	0	0	20	6	158	198
Trois-Rivières-Ouest	0	0	0	0	14	4	161	126
Cap-de-la-Madeleine	0	0	0	0	6	0	107	87
Remainder of the CMA	0	0	0	0	76	54	142	151
Bécancour	0	0	0	0	48	44	41	62
Champlain	0	0	0	0	0	0	4	4
Pointe-du-Lac	0	0	0	0	10	6	12	14
St-Louis-de-France	0	0	0	0	16	4	33	25
Sainte-Marthe-du-Cap	0	0	0	0	0	0	52	46
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	0	0	0	116	64	568	562

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
Fourth Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Centre	77	90	0	4	51	77	128	171
Trois-Rivières	41	48	0	4	4	39	45	91
Trois-Rivières-Ouest	27	14	0	0	32	0	59	14
Cap-de-la-Madeleine	9	28	0	0	15	38	24	66
Remainder of the CMA	53	55	28	12	12	54	93	121
Bécancour	19	22	12	12	4	8	35	42
Champlain	0	4	0	0	0	0	0	4
Pointe-du-Lac	10	15	0	0	0	0	10	15
St-Louis-de-France	11	2	16	0	4	0	31	2
Sainte-Marthe-du-Cap	7	5	0	0	4	46	11	51
Saint-Maurice	6	7	0	0	0	0	6	7
Trois-Rivières CMA	130	145	28	16	63	131	221	292

Table 3.5: Completions by Submarket and by Intended Market
January - December 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	313	268	34	8	426	411	785	687
Trois-Rivières	159	148	20	4	158	198	349	350
Trois-Rivières-Ouest	91	40	14	4	161	126	266	170
Cap-de-la-Madeleine	63	80	0	0	107	87	170	167
Remainder of the CMA	219	219	70	44	142	151	431	414
Bécancour	71	87	48	44	41	62	160	193
Champlain	8	9	0	0	4	4	12	13
Pointe-du-Lac	47	53	6	0	12	14	65	67
St-Louis-de-France	37	23	16	0	33	25	86	48
Sainte-Marthe-du-Cap	26	18	0	0	52	46	78	64
Saint-Maurice	30	29	0	0	0	0	30	29
Trois-Rivières CMA	532	487	104	52	568	562	1,216	1,101

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2010	4	9.3	3	7.0	15	34.9	6	14.0	15	34.9	43	190,000	222,523
Q4 2009	3	8.6	1	2.9	11	31.4	10	28.6	10	28.6	35	200,000	212,529
Year-to-date 2010	5	3.6	7	5.1	44	32.1	42	30.7	39	28.5	137	200,000	218,506
Year-to-date 2009	7	4.7	5	3.3	47	31.3	50	33.3	41	27.3	150	210,000	214,363
Remainder of the CMA													
Q4 2010	1	3.0	7	21.2	10	30.3	4	12.1	11	33.3	33	185,000	210,515
Q4 2009	1	4.3	1	4.3	12	52.2	3	13.0	6	26.1	23	175,000	199,783
Year-to-date 2010	11	10.5	13	12.4	37	35.2	20	19.0	24	22.9	105	175,000	197,910
Year-to-date 2009	9	6.4	21	15.0	65	46.4	29	20.7	16	11.4	140	170,000	184,143
Trois-Rivières CMA													
Q4 2010	5	6.6	10	13.2	25	32.9	10	13.2	26	34.2	76	187,500	217,309
Q4 2009	4	6.9	2	3.4	23	39.7	13	22.4	16	27.6	58	199,500	207,474
Year-to-date 2010	16	6.6	20	8.3	81	33.5	62	25.6	63	26.0	242	200,000	209,570
Year-to-date 2009	16	5.5	26	9.0	112	38.6	79	27.2	57	19.7	290	190,000	199,774

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2010						
Submarket	Q4 2010	Q4 2009	% Change	YTD 2010	YTD 2009	% Change
Centre	222,523	212,529	4.7	218,506	214,363	1.9
Trois-Rivières	205,741	250,615	-17.9	218,281	226,932	-3.8
Trois-Rivières-Ouest	253,949	194,417	30.6	242,313	223,189	8.6
Cap-de-la-Madeleine	--	184,750	n/a	193,847	194,583	-0.4
Remainder of the CMA	210,515	199,783	5.4	197,910	184,143	7.5
Bécancour	197,467	199,500	-1.0	178,538	179,821	-0.7
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	235,027	205,000	14.6
St-Louis-de-France	--	--	n/a	167,356	181,429	-7.8
Sainte-Marthe-du-Cap	--	--	n/a	256,364	189,545	35.3
Saint-Maurice	--	--	n/a	--	155,250	n/a
Trois-Rivières CMA	217,309	207,474	4.7	209,570	199,774	4.9

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 5: MLS® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q4 2010	150	270	400	152,177	8.0	150,996	6.2
Q4 2009	159	229	289	135,385	5.5	142,095	5.1
% Change	-5.7	17.9	38.5	12.4	n/a	6.3	n/a
YTD 2010	739	1,284	382	151,000	6.2	n/a	n/a
YTD 2009	800	1,068	337	142,088	5.1	n/a	n/a
% Change	-7.6	20.2	13.2	6.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2010	9	--	39	--	--	--	--
Q4 2009	13	--	34	--	--	--	--
% Change	-30.8	n/a	15.7	n/a	n/a	n/a	n/a
YTD 2010	45	--	38	125,266	10.2	n/a	n/a
YTD 2009	77	--	39	121,978	6.0	n/a	n/a
% Change	-41.6	n/a	-1.1	2.7	n/a	n/a	n/a
PLEX*							
Q4 2010	34	--	117	--	10.3	--	7.5
Q4 2009	45	--	66	--	4.4	--	5.6
% Change	-24.4	n/a	76.4	n/a	n/a	n/a	n/a
YTD 2010	143	--	90	164,358	7.5	n/a	n/a
YTD 2009	152	--	70	145,881	5.6	n/a	n/a
% Change	-5.9	n/a	27.6	12.7	n/a	n/a	n/a
TOTAL							
Q4 2010	194	365	562	155,916	8.7	151,937	6.6
Q4 2009	217	302	398	139,740	5.5	142,048	5.3
% Change	-10.6	20.9	41.3	11.6	n/a	7.0	n/a
YTD 2010	934	1,663	517	151,937	6.6	n/a	n/a
YTD 2009	1,035	1,407	455	142,048	5.3	n/a	n/a
% Change	-9.8	18.2	13.7	7.0	n/a	n/a	n/a

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: QFREB by Centris®.

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to QFREB for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2010

		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	163.6	111.5	67.1	7.3	59.3	682
	February	627	5.00	5.79	164.8	112.3	66.7	7.6	59.1	689
	March	613	4.50	5.55	165.2	112.6	66.3	7.9	58.9	695
	April	596	3.90	5.25	165.3	112.7	66.8	7.9	59.3	693
	May	596	3.90	5.25	165.6	113.7	66.4	8.2	59.1	696
	June	631	3.75	5.85	165.7	114.3	66.6	8.3	59.2	698
	July	631	3.75	5.85	165.7	113.8	66.9	8.6	59.6	691
	August	631	3.75	5.85	166.0	113.9	68.3	8.6	60.9	687
	September	610	3.70	5.49	166.2	113.7	68.9	9.1	61.7	693
	October	630	3.80	5.84	167.1	113.6	69.2	9.3	62.1	704
	November	616	3.60	5.59	167.8	114.3	68.7	9.6	61.8	707
	December	610	3.60	5.49	168.0	114.0	68.2	9.5	61.3	700
2010	January	610	3.60	5.49	168.1	114.0	66.6	9.6	59.8	697
	February	604	3.60	5.39	168.5	114.2	65.1	10.0	58.6	704
	March	631	3.60	5.85	169.9	114.5	63.5	10.1	57.2	714
	April	655	3.80	6.25	169.9	114.8	64.1	9.4	57.4	722
	May	639	3.70	5.99	170.5	114.9	65.1	9.1	58.0	723
	June	633	3.60	5.89	170.7	114.8	66.5	8.3	58.6	722
	July	627	3.50	5.79	170.7	114.5	67.2	8.4	59.2	721
	August	604	3.30	5.39	171.0	114.6	66.9	9.1	59.3	722
	September	604	3.30	5.39	173.2	114.8	67.2	9.6	59.8	726
	October	598	3.20	5.29	173.5	115.2	67.4	9.0	59.6	731
	November	607	3.35	5.44	173.7	115.6	67.7	8.8	59.6	728
	December	592	3.35	5.19		115.8	67.7	8.4	59.4	728

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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